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IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR MORGAN
STANLEY CAPITAL INC. TRUST 2006-HE1,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-HE1

vs.

ALINA ZGIRSKI; MAREK ZGIRSKI; PERSONS
OR PARTIES UNKNOWN CLAIMING ANY
RIGHT, TITLE OR INTEREST IN THE
PROPERTY DESCRIBED IN THE COMPLAINT
HEREIN, AND PERSONS OR PARTIES
UNKNOWN CLAIMING ANY RIGHT, TITLE,
LIEN, OR INTEREST IN THE PROPERTY
DESCRIBED

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 14-2-05802-1 SEA

JUDGMENT RENDERED ON 8/14/2014
ORDER OF SALE ISSUED: 9/14/2015
DATE OF LEVY: 9/30/2015

TO: ALINA ZGIRSKI; MAREK ZGIRSKI, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

13024 SE 95TH WAY NEWCASTLE, WA 98056

THE WEST 100.00 FEET IN WIDTH OF TRACT 409, CD. HILLMAN'S LAKE
WASHINGTON GARDEN OF EDEN DIVISION NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 11 OF PLATS, PAGE 84, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF, TO WIT; COMMENCING AT THE
SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., RECORDS OF KING
COUNTY, WASHINGTON, AND PROCEEDING; THENCE NORTH 00°59'37" EAST 1136.46 FEET;
THENCE SOUTH 88°07'10" WEST 33.52 FEET; THENCE SOUTH 30°27'22" WEST 65.83 FEET;
THENCE NORTH 88°12'57" WEST 328.51 FEET; THENCE NORTH 21°28'19" WEST 140.23 FEET;
THENCE NORTH 86°14'41" WEST 0.96 FEET TO THE TRUE POINT OF BEGINNING,
BEING A POINT ON THE NORTH LINE OF SAID TRACT 409 WHERE SAID NORTH LINE
INTERSECTS THE EAST LINE OF SAID WEST 100.00 FEET; THENCE NORTH 86°14'41" WEST 101.82 FEET
TO THE NORTHWEST CORNER OF SAID TRACT 409; THENCE SOUTH 07°06'28" EAST 205.00 FEET
ALONG THE WEST LINE OF SAID TRACT 409; THENCE SOUTH 42° EAST 113.00 FEET;
THENCE SOUTH 57°49'40" EAST 46.58 FEET TO A POINT ON THE EAST LINE OF
SAID WEST 100.00 FEET; THENCE NORTH 07°06'28" WEST 307.42 FEET TO THE TRUE POINT OF
BEGINNING.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.
TAX PARCEL NO. 334510 0522

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: NOVEMBER 20, 2015
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF \$286,976.63 TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☒ 2. A redemption period of eight months which will expire at 4:30 p.m. on JULY 20, 2016.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on JULY 20, 2016.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON JULY 20, 2016, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
ROBINSON TAIT, P.S.
710 SECOND AVENUE
SUITE 710
SEATTLE, WA 98104
(206) 676-9640